ANTI-BLIGHT COMMITTEE
Meeting Minutes

October 24, 2012

Members
Thomas Mills - present
Milton C. Thomas, Esq. - present
Franklin Melzer, Esq. - present
Carl Franzetti - present
Patricia Parry - absent

Staff
Paul Zeiss - present

Special **Counsel**
Vincent J Freccia III, Esq. - present

These minutes are a reconstruction based on the recording of the meeting.

No meeting was held May 23, 2012 as recorded in the minutes of April 20, 2012.

1. Introduction of Committee Members
Mr. Franzetti was introduced as a new member from the BOR, replacing Mr. Caterbone. Mr. Franzetti introduced himself as a resident of Stamford for 30 years and a Stamford Police Officer.

2. Election of Officers
Mr. Melzer made a motion to retain the officers as designated at the April meeting :
Tom Mills – President
Mr. Milton Thomas – Vice President
Ms. Patricia Parry – Secretary
Mr. Thomas seconded and vote unanimous.

3. Collection/Enforcement/Status of Previous Certified List
Mr. Freccia reported no progress on any remediations from the blighted list of April 20, 2012 and he has started work on forecloses. The owner of the property 72 Vine Rd. has filed for Chapter 11 and therefore a foreclosure could not be filed.

4. Presentation of Properties by Anti-Blight Officer
About 19 letters were sent out early this month to owners requesting a Level One hearing with the ABO. The following property owners did not respond and there fore they are being presented to the ABC.

a) 158 Eagle Drive – debris dumped on property; 3 cars that appear to be abandoned; a ladder has been on roof for a prolonged period of time; fallen tree in yard; neighbors complaining. Mr. Melzer commented that the letter sent requesting a level one hearing does not specify the nature of the blight. If a tree falls in a yard, how is that blight? Mr. Melzer also asked if there is any f/u to the 1st letter requesting a level one hearing. ABO said not – he does this work after hours but he could go back and put a notice on the property on Saturdays. Attorney Freccia said that the letters are intentionally not specific so that owners will contact the ABO. Motion to deem blighted carried.

b) 19 Bridle Path – tarp on roof for about a year and now falling off; pictures reviewed; ABO spoke w homeowner and told that bank is foreclosing. Neighbors complaining. Mr Freccia informed ABC that blighted liens take priority over bank liens. Motion to deem blighted carried.

c) 299 Chestnut Hill Road – house along road and yard being used to dump debris. Pictures were reviewed. It was reported that with the house is abandoned (no furniture or curtains present) and landscape contractors may find this an easy place to dump their loads. Motion to deem blighted carried.

d) 240 Chestnut Hill Rd. – Pictures were reviewed. There is a for sale sign on the property but there is a fence that is falling downa dn now visible a shed built close to the property line that a search of building permits came up empty. There was no response to a request for a level one hearing.
Mr. Franklin asked about ability of the City to do clean up on properties that are deemed blighted. Mr. Freccia said that the statutes say that the City can engage parties to clean up blight and lien the property owners for the work. Mr. Mills will request an opinion form the law department.
Motion to deem blighted carried.

e) 1086 Long Ridge Rd. – there is a demo permit. No action taken.

f) 265 Greenwich Ave. – there was no response to the letter requesting a level one hearing. This is a multiple dwelling of at least 6 units; side walk is broken; windows are broken; safety issues appear to be present; the entire front yard is poured concrete. The HD has also been involved with the property. The ABO informed the ABC that he has spoken to the HD and Fire Inspectors about asking to see building permits when work is done to remedy citations. The owners address is 335 W. Main Street and that is where letters are sent. Motion to deem blighted carried.

g) 262 Greenwich Ave. – this is a 2 family house with 3 mailboxes. Pictures were reviewed; debris in yard and container not allowed. The issue of the inability of the ABO to take pictures while on the property was discussed. Motion to deem blighted carried.

h) 125 High Clear Dr. – this is a property with stalled or stopped building. The old house was torn down, a stone wall was built and a foundation is in the ground. But all work appears to have stopped and the property is grown over. A large container is in the yard and this is only allowed if construction is taking place. The ABO spoke to the owner who seemed willing to clean up but nothing had happened. The foundation is open and could present a danger. Motion to deem blighted carried.

i) 36 Sunset Rd. – Whn the ABO went ot he property, there were other notices tacked to the front of the house. The house is abandoned. Motion to deem blighted carried.

j) 52 Briarwood Lane – this property was deemed blighted at April 20, 2012. ABO spoke with owner who said he could not find anyone to do the work. Motion to re-blight carried.

k) 81 High Clear Dr. – this property has a eported gable end knocked out where animals might enter. There is a tarp on the back that as reported by neighbors. The HD had some issues with this property also. Motion to deem blighted carried.

Added to the agenda

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5. Certification of Blighted properties

Mr. Mills moved that the following properties be certified as blighted and that all properies previously certified as blighted at the April m2012 meeting be recertified ; seconded by Mr. Franklin.

Properties reviewed att his meeting:

158 Eagle Dr.
19 Bridle Path
299 Chestnut Hill Rd.
240 Chestnut Hill Rd.
265 Greenwich Ave.
262 Greenwich Ave.
125 High Clear Dr.
36 Sunset St.
52 Briarwood Lane – re-blight
81 High Clear Dr.

Vote carried unanimously.

6. Future Meeting Dates

The next meeting is scheduled for 12/11/12 at 4PM

7. Adjournment

Mr. Mills moved to adjourn the meeting at 5:30 PM; seconded by Mr. Melzer. Vote carried unanimously.

Prepared and Respectfully submitted after review of taped recording on 4/3/13

Patricia Parry

Patricia Parry
Secretary